

Samuel and Eleanor Cotterell Home
96 North 100 East
Farmington
Davis County
Utah

HABS No. UT-124

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UTAH
6-17-1964
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

SAMUEL AND ELEANOR COTTERELL HOME

Location: 96 North 100 East
Farmington, Utah

Date of Construction: c1855

Date of Basement Addition: c1950

Present Owner: Farmington City Corporation

Present Occupant: Vacant

Present Use: Vacant

Statement of Significance:

The Samuel and Eleanor Cotterell Home is a small, stone residence constructed early during the initial settlement of Farmington. It has been significantly altered with the basement house and rear shed additions, with the loss of the interior, and with minor fenestration changes.

Farmington, however, has a number of early buildings of similar construction material; which represent the most dominant theme found in the area's vernacular architecture. The Samuel and Eleanor Cotterell Home, particularly in light of its early construction, is contributory to an understanding of this architectural theme.

Historian and Date: David R. Haws December 1988

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Early Settlement of Farmington

Farmington was an early Latter-Day Saint Settlement. It was used the first winter of 1947-8 to winter stock.¹ Farmington is located at the base of the Wasatch Mountains in Davis County, approximately midway between Salt Lake City (to the south) and Ogden (to the north). Although the salinity of the soil increases with proximity to the Great Salt Lake, Farmington's early pioneers found good soil and ample water closer to the bench. The first permanent settlers (the families of Daniel C. Davis, Thomas Grover, William O. Smith, Allan Burke and Daniel A. Miller) arrived at the Farmington site in 1848.² An ecclesiastical leader (Bishop Joseph L. Robinson) was appointed in March of 1849.³

"In December, 1854, there were 27 one-story and 9 two-story adobe houses in Farmington. There were also 33 log houses, most of which were covered with wood pine shingles. Several other houses were in the course of construction."⁴

It was this year, 1854, that the Cotterell Family moved to Farmington.⁵ Samuel and Eleanor Taylor Cotterell had joined the LDS church in England and emigrated to the Nauvoo, Illinois area in 1841.⁶ Samuel's father William died on the plains of Iowa in

1850,⁷ during the slow early period of migration. Samuel's mother, Sarah Jefferson, continued on with her son's family, arriving in the Salt Lake Valley in 1852.⁸

Initial Ownership of Parcel

Margaret Steed Hess notes, in her 1976 history My Farmington: A History of Farmington, Utah 1847-1976:

"On the southeast corner of 1st E and 1st N lived John D. Williams and later David Sanders. It is now the home of Frank and Grace Sartor."⁹

While Mrs. Hess fails to reference specific time periods, this information appears to be based on the recollections of others, possibly passing remarks made in her presence while she was a young woman. The Abstract of title indicates that John D. Williams lived on the adjacent block (Block 13). The first title record on the property was dated January 23, 1871; granted by probate judge H. C. H. (Hector C. Haight¹⁰) to Samuel Cotterell. The probate judge himself was not given a patent to the ground until November 3, 1876.¹¹

Although purchased earlier, final title was granted to Samuel Cotterell in 1871. It appears unlikely that John Williams or David Sanders had any direct association with the Samuel and

Eleanor Cotterell Home. Because of the nature of the home and other stone and adobe buildings in Farmington, it would appear that the home was initially constructed soon after the arrival of the Cotterell family in Farmington. The probability that Mrs. Hess incorrectly associated the ownership of the home might be attributed to false recollection. It should also be noted that Mrs. Hess was quite old at the time of her book; that Samuel Cotterell died before her birth and that she was not old enough to have personal recollection of John Williams. While the possibility remains that John Williams and/or David Sanders may have been early occupants of the structure; this scenario seems quite remote. However, because they have both been associated with the house in the current literature, they will be briefly mentioned here.

Principal Historic Occupants

John D. Williams:

John Dune Williams joined the LDS Church a year after Samuel Cotterell, but stayed in England to preside over a branch of the church in Worcester.¹² John emigrated to America in 1853,¹³ and is listed as a resident of Davis County in the 1856 Territorial

Census. The 1860 Census lists him in the Steam Boat Valley, Carson, Utah Territory. In 1870 he is listed in Farmington. At the time of his death in 1887, John was noted as a 30+ year resident of Farmington.¹⁴ While this data tends to be contradictory, he would appear to have arrived in Farmington within a few years of Samuel Cotterell.

David A. Sanders:

David A. Sanders was also born in Worcester, England in the summer of 1848,¹⁵ and emigrated to Utah with his parents (William and Elizabeth Hunt Sanders) two years later.¹⁶ He married Lucy Grover in 1868 (Lucy was the daughter of Thomas Grover, and has been noted at the first white child to be born in Farmington, on January 7, 1849). David's first plural marriage (to Elzada Hess) was solemnized in 1872. A second plural marriage (to Mary Alice Van Fleet) was entered in 1885. David was married again to Phoebe Atkinson, 23 March 1931) after the death of his first and second wives, but before the death of his third wife. (Mary Alice Van Fleet had been previously sealed to Hart Udy in 1877).

David appears to have grown up in Farmington, and stayed in Farmington the first year of his and Lucy's marriage. David and Lucy were in Nevada for the birth of their second child (1871)

and had returned to Farmington for the birth of their third child (1873). Elzada, who had also been raised in Farmington had her first child in that same year (1873) in Morgan, Utah. David appears to have moved both his families to Morgan, where he stayed until 1880. At this time he moved both families back to Farmington, where Lucy had her last 6 children (1881-1895); Elzada had her next three children (1885-1887); and Mary had her 7 children (1887-1902). Elzada's last three children were born in Plymouth, Box Elder County (1890 and 1892), and Littleton, Davis County (1896).

David had 30 children in all, and died in 1941 4 months before his 93rd birthday. David was a Peace Officer, a contractor; and was at one time the Sheriff of Davis County.

Samuel Cotterell:

Samuel Cotterell remarried following the death of his first wife, Eleanor Taylor, in 1859.¹⁷ Samuel's second wife, Mary Heap, had two children from her previous marriage to John Cowley. She survived Samuel by nearly 20 years, and continued to live in the home. Following her death, title to the property was

consolidated by William Cotterell, Samuel and Eleanor's oldest son; and passed to his oldest son, Joseph William Cotterell; and daughter-in-law, Sarah Louise Oviatt; for the sum of \$300.

Joseph Cotterell:

Joseph Cotterell worked in sales and investment, and in 1900 operated a general merchandise, grocery and meat market with his brother-in-law, Henry L. Oviatt. In 1902, Henry took over the store, which was located just west to the Foss Home on State Street.¹⁸

Minnie E. Spencer:

In 1907, the Cotterell's sold their home to Minnie Elizabeth Hadler Spencer, the second wife of Alfred Spencer.¹⁹ Both Minnie and Alfred were natives of England. Minnie took a mortgage in 1917 for \$700. Her husband Alfred died in 1933, and she executed an unrecorded deed prior to her own death; granting title to her two daughters, Minnie Mable and Emiline Hadler. This deed was recorded after Minnie's death in 1941, with quit claim deeds from Minnie Mable, and Alfred John (the only son) giving clear title to Emiline Hadler Spencer Shay.

Gordon D. Price:

Emiline sold the property 2 years later to Gordon D. Prince, who was a blood relation on their Hadler line (Emma Louise Hadler, Gordon Price's mother; would appear to be a sister of Minnie E. Hadler Spencer). Gordon appears to have created the large reinforced concrete basement house addition to the home sometime around 1950. He sold the property to its last occupant, Frank W. Sartor, in 1958.

Architectural Information:

Architectural Character:

The Samuel and Eleanor Cotterell Home is a small, vernacular residence constructed of natural stone. Changes to the interior have obscured its original floor plan, but the roof line would tend to indicate that it was originally designed as a single cell or double cell structure. The natural stone exterior produces a varied texture surface. The roofline, wall piercings and trim are noticeably plain and do not compete with the texture of the wall surfaces.

Outbuildings:

A frame storage shed, sheathed in salvaged 1 " plank material is located approximately 16 feet to the east of the 1970 addition. This structure appears to be approximately 30 years old.

Footnotes

¹George Quincey Knowlton, A Brief History of Farmington Utah (Kaysville, Utah: Inland Printer), 1965. P 9.

²Ibid. P 9.

³Ibid. P 10

⁴Ibid. P 10

⁵Obituary of William Cotterell, LDS Biographical Index.

⁶Statistical Data on Samuel Cotterell Family taken from LDS Family Group Records.

⁷Statistical Data on William Cotterell Family taken from LDS Family Group Records.

⁸Obituary of William Cotterell.

⁹Margaret Steed Hess, My Farmington: A History of Farmington Utah (Utah: Daughters of Utah Pioneers), 1976. P 24.

¹⁰Knowlton, P 45.

¹¹Davis County Abstract of Title Records. While rights to file for the ownership of land claims were bought and sold, clear title to individual parcels in Utah was not granted by the federal government (which held title to all of the territory, as public lands, following the Mexican-American War) until the opening of the land office in 1869. When the citizens of Utah were finally granted relief from this cloud to land ownership, the relinquished claims of those who had occupied the land prior to this relief (some of whom had either died or left the territory), were often recorded in order to document the chain of occupancy and legitimize claims.

Condition of Fabric:

The stone masonry has weathered very well. Stone, however, appears to have been originally limited to the principal and secondary facades (front and left sides). An interior lining of adobe appears to have been used throughout the building, and has been protected by the stone at these two elevations. The right side (south elevation) walls are composed of soft brick over the adobe lining and have severely deteriorated, leaving little of the fired brick fabric. The deterioration at the south elevation has extended to the external chimney flue; where the top two courses have been replaced and the flue has received a metal liner.

Construction Technique:

The use of an adobe wall liner, and inferior materials at less visible elevations was a common practice throughout Utah. The adobe liner contributes to the extreme thickness of the original exterior walls. The rear (east) elevation is obscured by the frame, shed roof addition, but is probably also of soft brick and adobe construction.

Possible Design Influences:

The Cotterell Home has a relatively odd ground plan. It would have been very unusual for a building with a its rectangular ground plan to have a floor plan of a single room. Small,

vernacular folk buildings such as the single cell, double cell, pair house (parstuga), etc.; had rectangular ground plans with one, two or three (respectively) basically square rooms.

The more traditional vernacular home in Utah was the ubiquitous Hall/Parlor. However, in the construction of a Hall/Parlor home, with the ridge running perpendicular to the principal approach; the roof would have to be supported on either surfaced rafters, spaced approximately 24" on center (requiring a substantial amount of what was then a scarce material), or heavier purlins, running parallel to the ridge, spaced approximately 4 feet on center and braced at a heavy interior bearing wall.

By means of the ground and floor plans which were selected, the Cotterells were able to maintain the more familiar look of a parallel ridge; while using purlins (instead of rafters) parallel to the ridge and supported at the already massive exterior walls. Because the end walls were only a single room width apart, this saved on the amount of material needed for the roof (especially since heavy log purlins were substituted for surfaced rafters), while allowing for the elimination of an interior bearing wall. The interior space could then be partitioned by a lighter wall (probably a single wall construction, since it failed to survive).

While the resultant floorplan would not be recognizable as a Hall/Parlor, it would function somewhat similarly -- a large parlor, directly accessible from the main entrance, with a more isolated best room at the rear.

It should also be noted that the configuration of the Cotterell Home -- with the rear eave substantially lower than the front eave; with the highly textured exterior wall treatment; yet with the traditional wall piercings of the principal facade-- exhibits many of the characteristics of transitional (Medieval to Georgian) homes. William and Eleanor would have become familiar with these small cottages, many of which survived in England at the time the Cotterells left. And as with most vernacular architecture; familiar architectural types and techniques were quickly adapted to meet present needs.

Walls:

The exterior walls are composed of random granite rubble stone, with some quartz and other materials. An effort was made at the time of construction to select larger, roughly squared stones for the corners. The stonework extends up the gable of the north elevation (secondary facade, since the building occupies a corner lot), and across the west elevation (principal facade). The south wall (and probably the obscured east wall, as well) is constructed of a soft fired brick over an inner adobe lining.

Openings:

The principal windows at the original portion of the home are one-over-one, double hung, wooden sashes; with wooden lintels and 2 inch wooden lug sills. Aluminum storm windows have been installed over the window piercings.

Roof:

The roof is gabled, with the ridge running parallel to the principal facade. The roofing has been replaced with 240# composition shingles, over tongue and groove and ungrooved 1" sheathing. There is some evidence that the roof sheathing received minor alterations at the time of re-roofing. The roof structure, however, is visible at the south elevation, and reveals that the roof is carried on round log purlins, instead of rafters.

Exterior Alterations:

The exterior of the building has remained substantially intact, although significant alterations include the addition of the small, wood, 2014 casement sash, at the location of the current bathroom and visible at the north elevation; and the installation of a large aluminum sash at the east end of the south elevation. An aluminum awning, also a recent addition, extends across most of the original building's principal facade.

The two additions also constitute major alterations, and include the small frame addition sheathed in lineal masonite siding, added to the rear of the building; and the large concrete basement house added to the south of the original home. The small frame addition dates from the 1970's, while the concrete basement house dates from the late 1940's or early 1950's, and has only recently been partitioned into rooms.

The basement windows are 3020 metal awning sashes. The basement is accessed by an external stairway (enclosed in a frame shed at the east elevation) and an internal stairway. The head space of the internal stairway projects as a monitor above the composition roof of the basement house and is surrounded on three sides by fixed, wooden sashes. The concrete walls of the basement house appear to be reinforced, which would tend to indicate a post 1950 construction date. The County Assessor's files, however, indicate a 1940 date of construction for the home; which might indicate a slightly earlier construction date for the basement house addition.

Interior Alterations:

The interior has been significantly altered with the addition and possible removal of partitions and the cladding of the interior with sheetrock.

In rural areas, where large tracts of land were involved, homesteaders might file individual patents on their ground; noting which portions (if any) had been previously sold to (or occupied by) others. Where cities had been incorporated, the Mayor was usually granted the initial patent to the ground within the city, and would subsequently pass title to the current owners through the instrument of a Mayor's Deed. Unincorporated communities would pass title similarly through a local official.

¹²Obituary, Deseret Evening News, October 8, 1887.

¹³Ibid.

¹⁴Ibid.

¹⁵Statistical data on David Sanders Family taken from LDS Family Group Records.

¹⁶Esshom, Frank Pioneer and Prominent Men of Utah (SLC, Utah: Western Epics, Inc), 1966. P 1147.

¹⁷Statistical data on Samuel Cotterell Family taken from LDS Family Group Records.

¹⁸Statistical data on Joseph Cotterell Family taken from LDS Family Group Records.

¹⁹Statistical data on Alfred Spencer Family taken from LDS Family Group Records.

Bibliography

David County Records (Plat, Tax and Abstract)

Esshom, Pioneers and Prominent Men of Utah (SLC, Utah: Western Epics, Inc), 1966.

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LDS Genealogical Library, Salt Lake City, Utah
Family Group Records
Biographical Index
Census Records 1856, 1860, 1870, 1900
Church Records
Utah Gazetteer 1900-1931

LDS Historical Department
Journal History
Manuscript History
Portrait Index

Obituaries -- Deseret Evening News
William Cotterell, son of Samuel and Eleanor Cotterell
John Dune Williams (DEN Oct 8, 1887)

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